





Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

September 28, 1988



Dennis F. Rasmussen  
County Executive

Ms. Ruby M. Lassiter  
2201 Lodge Forest Road  
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE  
NE/CORNER Lodge Forest Road and North Point Creek Road  
(2201 Lodge Forest Road)  
15th Election District - 7th Councilmanic District  
Ruby M. Lassiter - Petitioner  
Case No. 89-82-A

Dear Ms. Lassiter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3331.

Very truly yours,

J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Mr. Ronald O. Miller  
2350 Elderberry Lane  
Reisterstown, Maryland 21136

People's Counsel

File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

August 1, 1988

### NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 89-82-A  
NE/CORNER Lodge Forest Road and North Point Creek Road  
(2201 Lodge Forest Road)  
15th Election District - 7th Councilmanic District  
Petitioner(s): Ruby M. Lassiter  
HEARING SCHEDULED: THURSDAY, SEPTEMBER 22, 1988 at 2:00 p.m.

Variance to allow a 3 foot setback in lieu of the required 10 feet for Lot 799A and to allow a single family dwelling on a lot width of 47.5 feet in lieu of the required 55 feet for Lot 800.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

cc: Ms. Ruby M. Lassiter  
Mr. Ronald O. Miller  
File

### CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 25, 1988.

#3938

THE JEFFERSONIAN,

S. Zetke - Orleans

Publisher

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting: 9/2/88

District: 15th  
Posted for: Ruby M. Lassiter  
Petitioner: NE/CORNER Lodge Forest Rd. & N. Point Creek Rd.  
Location of property: 2201 Lodge Forest Rd.  
Location of Sign: 2201 Lodge Forest Rd. approx. 20' E.  
Remarks: NE/CORNER PROPERTY of R. Lassiter  
Posted by: J. Robert Haines  
Number of Signs: 1

P-549 222 514  
RECEIPT FOR CERTIFIED MAIL  
NO RETURN REQUIRED  
NO POSTAGE REQUIRED  
(See Reverse)

Mr. Robert Haines  
P.O. Box 222 514  
Towson, MD 21204  
Postage  
Certified Fee  
Special Delivery Fee  
Return Receipt showing  
Name and Date Delivered  
Return Receipt showing to whom  
delivered and address of delivery  
FRTL Postage and Fees  
Amount or Date  
8/7/88

CERTIFIED

P-549 222 514

MAIL

Chesapeake Bay Critical Area Commission  
Towson State Office Building  
D-4  
Annapolis, Maryland 21401

89-82-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
13th day of July, 1988.

J. Robert Haines  
ZONING COMMISSIONER

Petitioner Ruby M. Lassiter  
Petitioner's Attorney

Received by: James F. Dyer  
Chairman, Zoning Plans  
Advisory Committee

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

### NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

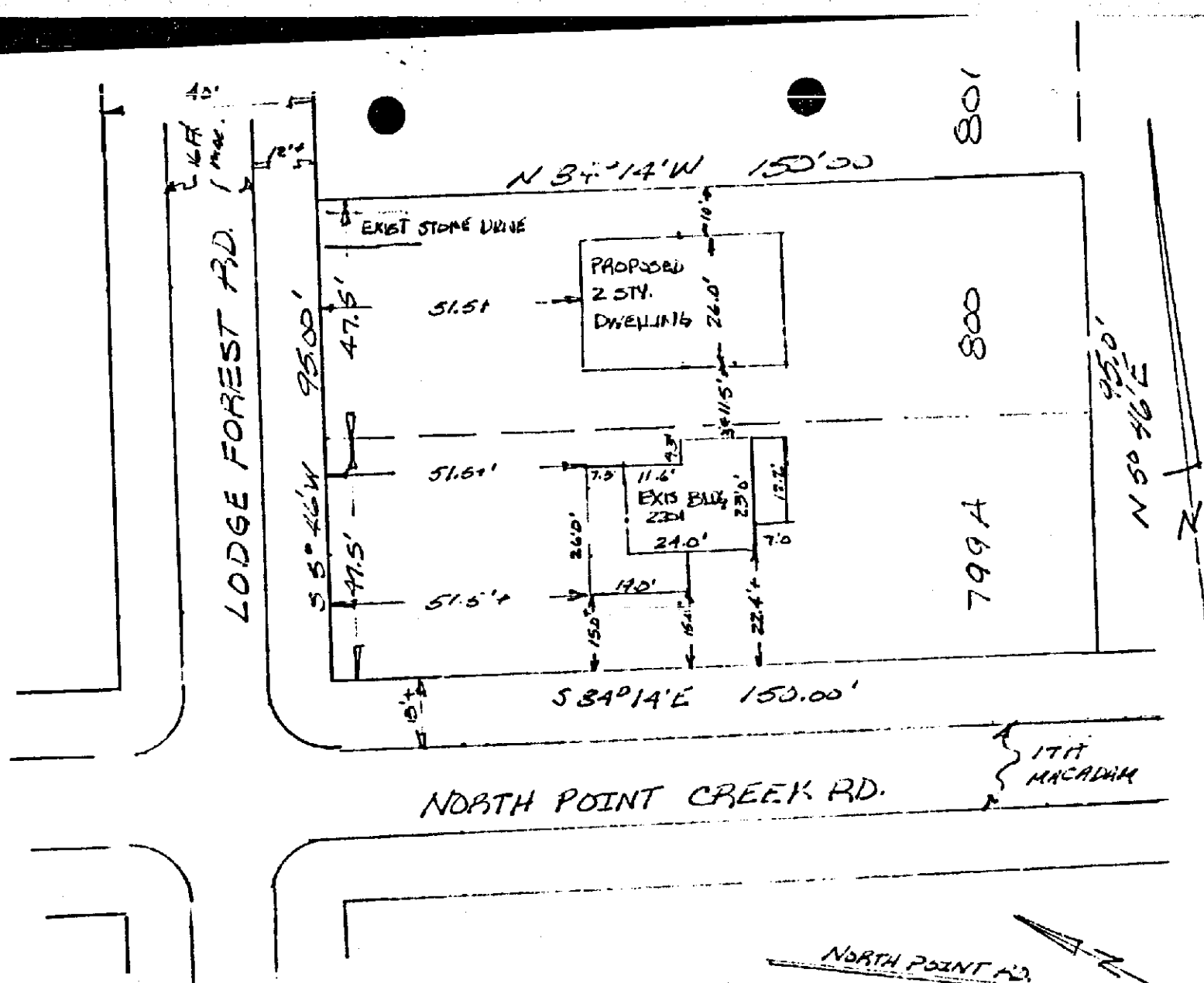
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J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County



### PETITIONER'S EXHIBIT 1

PLAT FOR ZONING VARIANCE - 2201 Lodge Forest Rd.  
Owner- Ruby M. Lassiter  
District - 15, Zoned Dr 5.5  
Subdivision - Revised Plat of Lodge Forest  
Plat Book WPC #8, folio 86  
Lots 799A & 800, GLB #2589, folio 568  
Existing utilities in Lodge Forest Rd.  
Scale 1" = 30'

Lot Size 799A-7,125 SF - .17 Acre  
800 -7,125 SF - .17 Acre

#449

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 9/15/88



Dennis F. Rasmussen  
County Executive

Ms. Ruby M. Lassiter  
2201 Lodge Forest Road  
Baltimore, Maryland 21119

Re: Petition for Zoning Variance  
CASE NUMBER: 89-82-A  
NE/CORNER Lodge Forest Road and North Point Creek Road  
(2201 Lodge Forest Road)  
15th Election District - 7th Councilmanic District  
Petitioner(s): Ruby M. Lassiter  
HEARING SCHEDULED: THURSDAY, SEPTEMBER 22, 1988 at 2:00 p.m.

Dear Ms. Lassiter:

Please be advised that \$92.38 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED  
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing is held.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 059152  
DATE: 9/25/88 ACCOUNT: R-01-615-000  
AMOUNT: \$ 92.38  
RECEIVED FROM: LASSITER  
FOR: POSTING & ADVERTISING 89-82-A  
8 8103\*\*\*\*\*92308 6224F  
VALIDATION OR SIGNATURE OF CASHIER

post set(s), there  
each set not

her of

Baltimore County  
Fire Department  
Towson, Maryland 21204-2386  
494-4500

Paul H. Reincke  
Chief

July 15, 1988



Dennis F. Rasmussen  
County Executive

Re: Property Owner: Ruby M. Lassiter

Location: NE/c Lodge Forest & N. Pt. Creek Roads

Item No.: 449

Zoning Agenda: Meeting of 7/12/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and  
Planning Group  
Special Inspection Division

Approved: [Signature]  
Fire Prevention Bureau

/31



**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
September 16, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
000

Mr. Ruby M. Lassiter  
2201 Lodge Forest Road  
Baltimore, Maryland 21119

RE: Item No. 449 - Case No. 89-82-A  
Petitioner: Ruby M. Lassiter  
Petition for Zoning Variance

**MEMBERS**  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dear Mr. Lassiter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
494-3554

August 3, 1988



Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item number 449 472, 473, 477, 478, 479, 481, 483, 484, 485 and 486.

Very truly yours,

*Stephen E. Weber*  
Stephen E. Weber, P.E.  
Assistant Traffic Engineer

SEN/RF/lab

**RECEIVED**  
AUG 8 1988  
ZONING OFFICE

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

DATE: July 22, 1988

FROM: Mr. Robert W. Sheesley

SUBJECT: Ronald Miller Property  
2201 Lodge Forest Road  
Zoning Variance

**RECEIVED**  
JUL 28 1988

**ZONING OFFICE**

Subject property is located on Lodge Forest Road and North Point Creek Road in Baltimore County. The property is within the Chesapeake Bay Critical Area and is classified as Limited Development Area.

The applicant has requested a variance to allow three foot setbacks in lieu of the required ten foot, and to allow a single family dwelling of 1,040 square feet to be built on a lot width of 47.5 feet.

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding that projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. (COMAR 14.15.10(1)(1)(2)(3))

The proposed development will comply with the law provided that the zoning petition is conditioned on compliance with the following requirements:

1. One major deciduous tree or two conifers planted and maintained on the lot. A combination of these two tree types is acceptable provided that 1,000 square feet of tree cover is provided. A major deciduous tree is estimated to cover 1,000 square feet and a conifer, 500 square feet at maturity.
2. Storm water runoff from impervious surfaces associated with this petition should be directed over pervious areas such as lawn to encourage maximum infiltration.

Mr. J. Robert Haines  
July 22, 1988  
Page 2

3. Rooftop runoff should be directed through down-spouts and into a dry well of approved design to encourage maximum infiltration (see attached dry well design).
- Please contact Mr. David C. Flowers at 494-3980 if you have any questions.

*Robert W. Sheesley*  
Robert W. Sheesley, Director  
Department of Environmental Protection  
and Resource Management

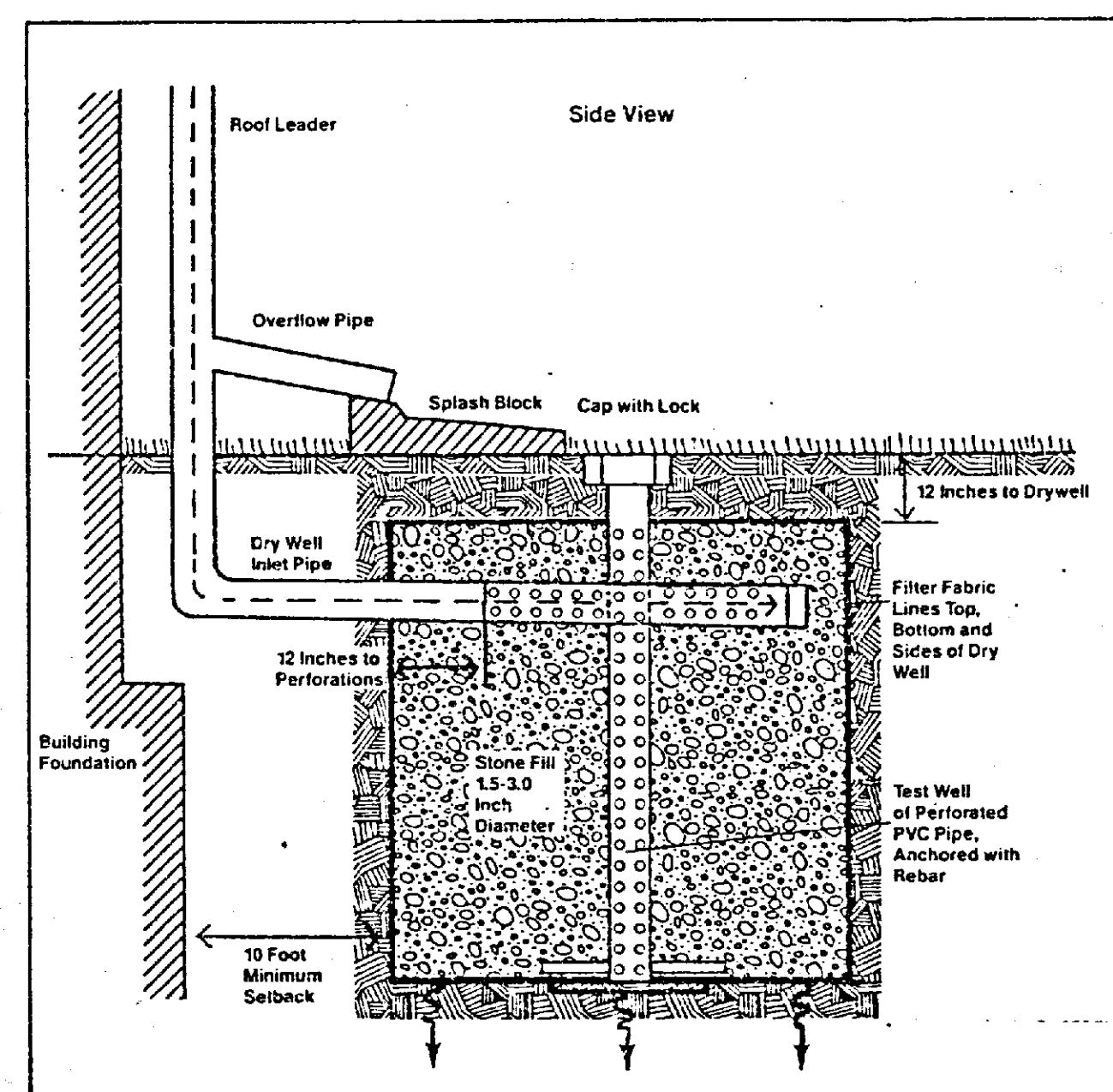
RWS:DCF:tjg

Attachment

**DESIGN 4:**

**Dry Well Design.** (Figure 5.8). Dry wells are a basic trench variation which are designed exclusively to accept rooftop runoff from residential or commercial buildings (Figure 5.8). Additional guidance on dry well design is available from Md WRA (1984). Basically, the leader from the roof is extended into an underground trench, which is situated a minimum of ten feet away from the building foundation. Rooftop gutter screens are needed to trap any particles, leaves and other debris, and must be regularly cleared.

Figure 5.8: Dry Well Design (adapted from Md WRA, 1984)



Taken from: Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMP's. Metropolitan Washington Council of Governments, July 1987, p. 5-10.

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

Date: August 30, 1988

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Zoning Advisory Committee Comments

Lassiter Property - No. 449 Zoning Petition 89-82-A  
The Office of Planning and Zoning has no comment regarding this request.

cc: Ruby M. Lassiter  
9-8-88